

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Survey No. B-4802

### 1. Name

Historic 12 - 28 South Duncan Street  
and / common

### 2. Location

street & number 12 - 28 South Duncan Street  
city, town Baltimore  
state & zip code Maryland 21231 county

### 3. Classification

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>	
<input type="checkbox"/> district	<input type="checkbox"/> public	X occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
X building(s)	X private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	X private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	X yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

### 4. Owner of Property

name  
street & number telephone  
city, town state & zip code

### 5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Land Records liber  
street & number Clarence Mitchell Courthouse folio  
city, town Baltimore State Maryland

### 6. Representation in Existing Historical Surveys

title  
date federal state county local  
depository for survey records  
city, town state & zip code

## 7. Description

**Condition**

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

**Check One**

unaltered  
 altered

**Check One**

original site  
 moved:  
date of move: \_\_\_\_\_

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

This group of six two-story, two-bay wide early Italianate-style brick houses with shed roofs and simple brick cornices were built in the early 1870s. The houses retain their original brick facades, which were originally painted.

The houses are two stories in height, 11'8" wide on 36' lots (for 112-114); 12'2" wide on a 40' lot (for 22); and 10'4" wide on a 40' lot (for 24-28). Each house is only two rooms deep and there is no backbuilding. The houses are constructed in running bond and were originally painted. Each house has a single hooded chimney located at the rear corner of the house. The shed roofs are capped by a brick cornice, articulated with brick dentils at 22 S. Duncan, and with a recessed brick frieze area at 24-28 S. Duncan.

As with the row of houses directly across the street, these also have no door or window lintels and brick sills, reflecting a desire on the part of the builder to keep costs to a minimum. One set of 2/2 sash remain—at 22 S. Duncan; all the others are 1/1 modern replacements and no original doors survive either. There is no doorway transom. The houses have no basements; each entrance is reached by one concrete step.

## 8. Significance

Period	Area of significance	check one & justify			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration	<input type="checkbox"/> philosophy	<input type="checkbox"/> theatre	
<input type="checkbox"/> 1900	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation	
		<input type="checkbox"/> invention		<input type="checkbox"/> other: specify	

Specific dates      c. 1870 - 1875

Builder/Architect

Prepare both a summary paragraph of significance and a general statement of history and support.

This group of early Italianate-style houses is significant in that it represents a most modest kind of small street house built at a time when large three-story Italianate-style houses were going up on the main streets, especially around newly developing parks and squares, like nearby Madison Square.

The houses were built according to a pattern that was quite common to the city's working class neighborhoods of the period 1870 to 1910. Recognizing that workers held different levels of jobs (and pay), builders created a hierarchy of house sizes (and prices) in the new neighborhoods going up to serve the expanding factory districts ringing the harbor and northeast of the central city. Builders acquired anywhere from an eighth to a half of a city block and built 14' to 15'-wide three-story houses on the main streets, and smaller, 11' to 13'-wide two-story houses on the narrower streets bisecting the blocks. Typically, in this period, main street houses might sell for \$2,000 to \$3,000; small street houses for \$600 - \$800. Occasionally, the builder retained ownership of his small street houses to provide income for himself as rental properties, or sold them to other investors. In this way people of varying means could afford to live in the same block. If they couldn't afford the purchase price of the small street houses, then they *could* afford the \$8 or so a month it would cost to rent one, while they saved to be able to buy their own home later.

The land on which these houses are built originally belonged to the Patterson family as part of their 18<sup>th</sup> century estate, which also included the land given by the family to the city for Patterson Park. In the 1870s and 1880s the Patterson heirs began developing this block by leasing parcels to various builders who constructed modestly-scaled and priced housing for the mainly German immigrant families who were settling near the port-related industries of Canton. Most of the houses sold to mainly German-American semi-skilled tradesmen and laborers employed in nearby factories, who received mortgages from a variety of local building and loans, many of them sponsored by the German community.

## 9. Major Bibliographic References

Mary Ellen Hayward and Charles Belfoure, *The Baltimore Rowhouse*  
(New York: Princeton Architectural Press, 1999)

## 10. Geographic Data

Acreage of nominated property

Quadrangle name

Verbal boundary description and justification

## 11. Form Prepared by

name / title Dr. Mary Ellen Hayward

Organization The Alley House Project

street & number 1306 Carrollton Ave.

city, town Baltimore

date

telephone

state & zip code Maryland 21204

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of property rights.

Return to:

DHCP/DHCD

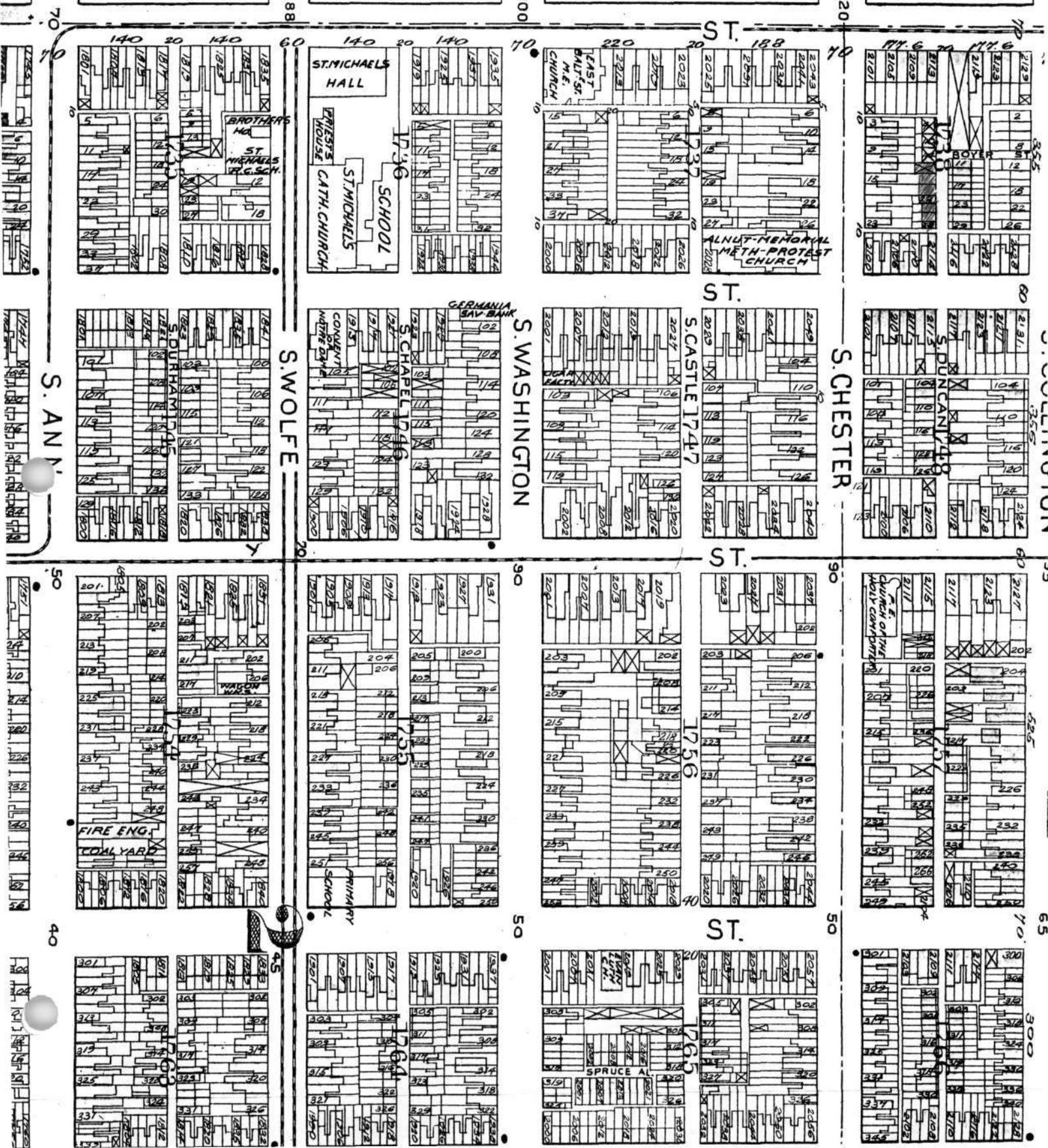
Maryland Historical Trust

100 Community Place

Crownsville MD 21032-2023

B-4802 12-28 S. Duncan St  
BALTO MD

7





ONE WAY



12-14 S Duncan

FD10

B-4802

12-28 S. Duncan St.

BACTO. MD

C. Belfrage

10/97

1/3



24-28 S Duncan  
FPID

.BD

0250381

B-4802

12-28 S. Duncan St,

BALTO, MD

C. Belfrage

10/97

2/3



B-4802

22 S Duncan

22 S. Duncan St.

1 FPI0

BALTO. MD

C. Belfonte

10/97

3/3

2025001 10/11/2007